ONE HUNDREDRUPEES सत्यमेव जयते AU9 99 NDIA NON SUDICIA आन्ध्र प्रदेश ANDHRA PRADESH 972203 AM K. SATISH KUMAR Licenced Stamp Vendor LIC.No.15-10-013/2000

For Whom.

REN. No. 15-18-016/2009 H.No.5-2-30, Promovethipet (V). Rejendrenegar Mandel, Ranga Reddy District. Ph.No.9849355156

A 1 1 200 story Soles of the 18 This Agreement for Construction is made and executed on this the 26 day of December 2011 at Secunderabad by and between:

M/s. GREENWOOD ESTATES, a registered partnership firm, having its office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners/ Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 33 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1st lane, Begumpet, Hyderabad, hereinafter referred to as the Builder.

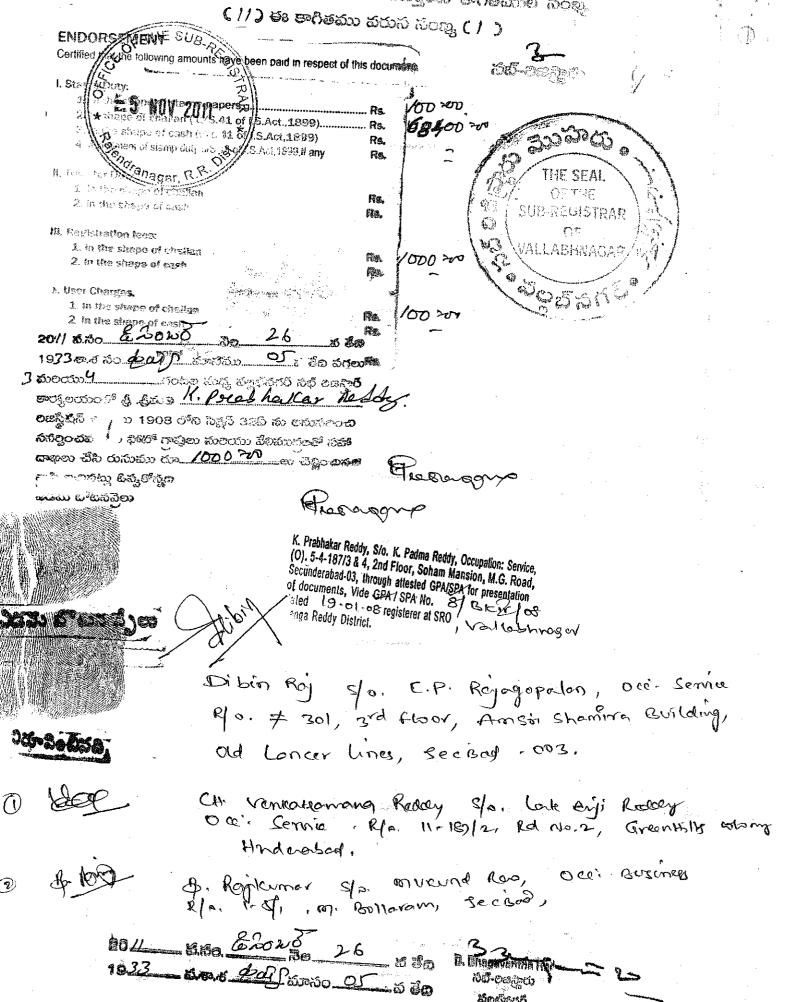
Mr. DIBIN RAJ, SON OF Mr. C. P. RAJAGOPALAN, aged about 30 years, Occupation: Service, residing at # 301, 3rd Floor, Amsri Shamira Building, Old Lancer Lines, Secunderabad - 500 003., hereinafter referred to as the Buyer. The expression Builder and Buyer shall mean and include his/her/theirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

For Greenwood Estates

Partner

For Greenwood Estates

18 මාල්සික්ක <u>දිව්ර</u> තිරුණුණ 1933 කත්රයේ සබුම්ක බං. <u>4333</u> කාලුණා සහිජිකිකම තිරුණු



WHEREAS:

- A. The Buyer under a Sale Deed dated 26.12.2011 has purchased a semi-finished apartment bearing flat no. 508 on the fifth floor, in block no. 'C', admeasuring 1230 sft, of super built up area in residential apartments styled as 'Greenwood Residency' forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R. R. District (hereinafter after referred to as the Scheduled Apartment). This Sale Deed is 4332/11 in the office of the Sub-Registrar, registered as document no. Vallab Nagar, Hyderabad. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the Scheduled Apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 508 on the fifth floor, in block no. 'C' and the parties hereto have specifically agreed that this Construction Agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the Scheduled Apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH **UNDER THAT:**

- 1. The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 508 on the fifth floor, in block no. 'C', admeasuring 1230 sft. of super built up area and undivided share of land to the extent of 65.88 sq. yds, and a reserved parking space for single car bearing no. C-54 on the stilt floor admeasuring 100 sft., as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 13,70,000/- (Rupees Thirteen Lakhs Seventy Thousand Only).
- The Buyer already paid the above said amount of Rs. Rs. 13,70,000/- (Rupees Thirteen Lakhs Seventy Thousand Only) before entering this agreement which is admitted and acknowledged by the builder, By way of Payorder No. 492932, of. 23.12.11 issued By State Bank of Travancore, see Bad.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 2 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

Partner

For Greenwood Estates

ENDORSTMENT U/S 41 & 42 OF LS. ACT

No. 9333/20// Date 26/12///

Thereby Certify that the deficit Stamp duty

68.400/ (Re. of the reversement from Executant of this doct on the asis of agreed

Market Value of Rs. /370.000/

been higher than the consideration.

Collected Out-Projector

(Under the mean assump Act)

45.200/

An amount of Rs. towards Stamp Duty Including Transfer Duty and Rs./000/ towards Registration Fee was paid by the party through challen Readin Fee was paid by the party through challen Readin Reading Party and Rs./000/ towards Registration Fee Was paid by the party through challen Readin Reading Party and Rs./000/ towards Registration Reading Reading Registration (259)

11. 26/12///. Sub-Registrar Valsbanagar

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- The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
 - The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
 - 6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 508 on the fifth floor, in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
 - 7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
 - 8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
 - 9. The Builder shall complete the construction of the Apartment and handover possession of the same by 24.01.2012 with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
 - 10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.

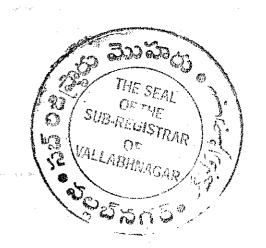
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For Greenwood Estates

tes For Greenwood Estates

Partner

18 තුනුවනා <u>201/</u> පිදුරිය 1933 තිරී ක් ස්ථානීම බං. 4333 ධාල්ණා පැරිණිනාව සිදල (11) ಈ පැරිණින් මුර්ග බංගු (135)



- The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
- 13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc.that may be necessary for execution of the Greenwood Residency project.
- 15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Greenwood Residency project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
- 16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
- 17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
- 18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

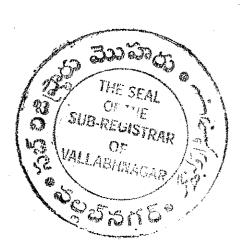
For Greenwood Estates

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Domes -

Partner · /

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- 19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
- 20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
- Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
- 22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

 (\(\frac{6}{300} + \frac{2}{3}, \frac{200}{3} \)
- 23. Stamp duty and Registration amount of Rs. 69,500/- is paid by way of challan no. 29,833, dated 26.12.11, drawn on State Bank of Hyderabad, Begumpet Branch, Hyderabad and VAT an amount of Rs. 13,720/- paid by way of Pay order no. 166077, dated 26.12.11, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For Greenwood Estates

Partner

For Greenwood Estates

Pertner 1

1వ పున్నకము 2011. స్వాన్ 15 33..... వేస్తున్న దస్తావేణు నెం. 4333... మున్ను కారితముల సంఖ్య (1/) ಈ පැරිමක්ක ස්ථාන් ත්රකු (5)



SCHEDULE 'A' SCHEDULE OF LAND

All that portion of the land area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, under S.R.O. Vallab Nagar and bounded as under:

North By	Land in Sy. No. 202
South By	Village boundary of Yapral
East By	Land in Sy. No. 202
West By	Land in Sy. No. 207 & 212

SCHEDULE 'B' SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no. 508 on the fifth floor, in block no. 'C' admeasuring 1230 sft. of super built-up area (i.e., 984 sft. of built-up area & 246 sft. of common area) together with proportionate undivided share of land to the extent of 65.88 sq. yds. and a reserved parking space for single car bearing no. C-54 on the stilt floor, admeasuring about 100 sft. in the residential apartment named as "Greenwood Residency", forming part of Sy. Nos. 202, 203, 204, 205 & 206, situated at Kowkur Village, Malkajgiri Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky & 7' wide corridor
South By	Flat No. 519
East By	Open to Sky
West By	Open to Sky

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

For Greenwood Estates

For Greenwood Estates

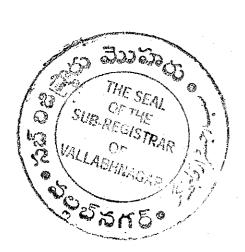
Partner

BUILDERPartner

BUYER

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	SCHEDULE OF SPECIFICATI COMPLETION OF CONSTRU	ICTION
	SOUR PERIOR OF CONSTRC	<u>JOHON</u>
Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Ceramic tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished. Other doors - enamel
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado with bathtub in one bathroom.
Utility room	Separate utility area in each flat	
Sanitary	Branded sanitary ware	
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Greenwood Estates

For Greenwood Estates

Partner

BUILDER

BUZYER.

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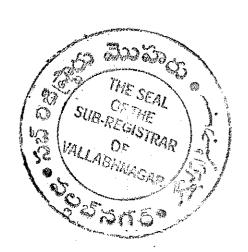
WITNESS:

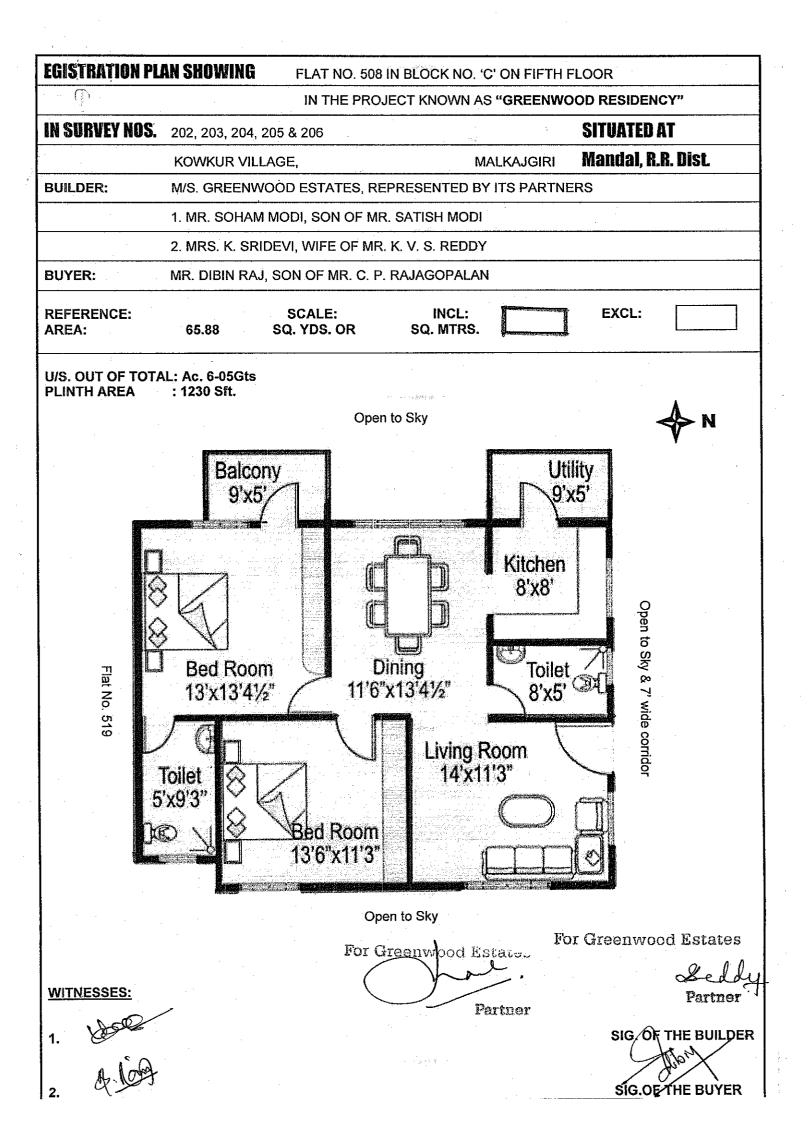
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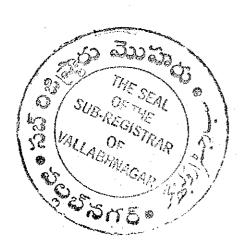
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

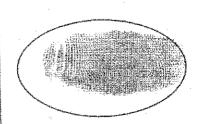
BUILDER:

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH PLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





2. SMT. K. SRIDEVI W/O. SHRI. K.V.S. REDDY R/O. FLAT NO. 502 VASAVI HOMES, UMA NAGAR 1ST LANE, BEGUMPET HYDERABAD.

M/S. GREENWOOD ESTATES

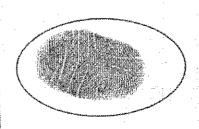
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S/O. SHRI. SATISH MODI

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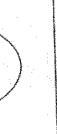
A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3 & 4

M.G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS PARTNERS



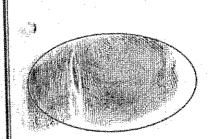


SPA FOR PRESENTING DOCUMENTS: VIDE DOC NO. 8/BK-IV/ 2008 Dt. 19/01/08





MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD -500 003.





BUYER:

MR. DIBIN RAJ S/O. MR. C. P. RAJAGOPALAN R/O. # 301, 3RD FLOOR AMSRI SHAMIRA BUILDING OLD LANCER LINES SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES

2.

ood Est**er**su For Greens

Partner

For Greenwood Estates

SIGNATURE OF EXECUTANTS

SIGNAPURE(S) OF BUYER(S



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK2089F





नाम /NAME SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME VENKATA RAMI REDDY NARALA

जना तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

Stelly

Chief Commissioner of Income-tax, Andhra Pradesh

/PERMANENT ACCOUNT NUMBER ABMPM6725H



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SOHAM SATISH MODI

THE OF THE PATHER'S NAME SATISH MANILAL MODI

जन्म सिथि उक्तम, दर छामगर

18-10-1969

FTTHET SIGNATURE

্যুক্ত দ্বাধান কথাৰ প্ৰথ ৮৪৫ ----- ১৯৮৮ৰ Chief Commissioner of income-tex, Andhra Pradesh

कायदर दिनाया

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Hogo w

Rermanent Account Number AWSPP8104E

भारतः सरकार

GOVT. OF INDIA



For Greenwood Estates

Partner

For Greenwood Estates

1න් කුල්න්නා <u>දිළු සි. කිරුණේ 1933 කි. කි.කිරුක්</u> කිනිරුක් සතුන්ම බර <u>4333</u> වාල්ගා පෙරියකාව කිරනු (11) ಈ පෙරින්කා සංසර කිරනු (10) කිනි-වන්වූහා



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HARLES SALES

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INCOMETAX DEPARTMENT & GOVE DEINDIA

DIBIN RAI

R P. CHETTIAVEEDU

O1/08/1981

Permenent Account Number

ALEPREZBOR

Signature 1991

- Hall

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